

**MINUTES
OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY
OCTOBER 6, 2015
11:45 P.M.**

CALL TO ORDER

Chair Hovland called the HRA meeting to order at 11:45 P.M.

ROLLCALL

Answering rollcall were Commissioners Brindle, Staunton, Stewart, Swenson and Chair Hovland.

APPROVAL OF MEETING AGENDA

Motion made by Commissioner Swenson, seconded by Commissioner Stewart approving the Meeting Agenda.

Ayes: Brindle, Staunton, Stewart, Swenson, Hovland

Motion carried.

MINUTES OF THE REGULAR MEETING OF JUNE 17, 2015 APPROVED

Motion made by Commissioner Staunton, seconded by Commissioner Brindle approving the Minutes of the Meeting of the Edina Housing and Redevelopment Authority for September 16, 2015.

Ayes: Brindle, Staunton, Stewart, Swenson, Hovland

Motion carried.

REQUEST FOR PURCHASE 50TH AND FRANCE SOUTH STAIR WELL REPAIRS

Director Olson explained the City Council in 2013 authorized a feasibility study for the 50th and France parking and wayfinding improvements. Kimley-Horn and Associates prepared the study and in 2014 the HRA authorized up to \$2.375 million of funding to supplement proposed Improvement Project P-23 that would be funded via special assessments to benefitted property owners. Mr. Olson reported the HRA has invested just over \$1,550,000 on the first phases of the improvement project. The final phase, a new elevator tower in the South Ramp had bids that were significantly over budget. Therefore the bids were rejected for the completion of that portion of the original improvement.

After determining that the full replacement of the stair tower was not financially feasible, staff worked with Kimley-Horn Associates to prepare a comprehensive improvement strategy for the existing stair towers in the South Ramp. KHA distributed the revised construction documents to ten contracting firms in summer 2015. Despite this effort, only one firm responded, with a price of \$139,993.05. This was significantly over budget and declined by the City.

Mr. Olson explained staff separated the painting work from the original scope and redistributed to potential contractors. City Staff contacted three concrete contractors and two painters. The following quotes were received:

Concrete Quotes		Painting Quotes	
Blackstone Construction	\$78,435	Ballantine Painting	\$21,060
Ram Construction	\$80,315	Swanson Youngdale Painting	\$22,496
Kraus Anderson	\$104,959		

Due to the busy construction climate, none of the bidders are able to complete the work prior to the 2015 holiday shopping season as originally intended. Blackstone, the lowest bidder, would honor their quote in the spring of 2016. City staff recommends approving the quotes from Blackstone and from

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Ballantine painting, with the stipulation that all work must be complete and open to the public by May 30, 2015. An exception would be permitted if weather conditions do not allow suitable conditions for the final painting work. This deadline will allow the ramps to be fully functional in time for the 50th Anniversary of the Edina Art Fair.

Following a brief discussion, **Commissioner Swenson made a motion, seconded by Commissioner Stewart awarding the contracts for the repair to the South Ramp stair tower to: 1) Blackstone Construction in the amount of \$78,435 for the concrete portion of the improvement and 2) Ballantine Painting in the amount of \$21,060 for the painting portion of the improvement. There will be a stipulation on the contracts that all work must be complete and open to the public by May 30, 2015, with the exception noted that if weather condition does allow suitable conditions for the final painting work.**

Ayes: Brindle, Staunton, Stewart, Swenson, Hovland

Motion carried.

ADJOURNMENT

Chair Hovland declared the meeting adjourned at 11:47 p.m.

Respectfully submitted,

Scott Neal, Executive Director